

EXHIBIT A - FINDINGS

California Environmental Quality Act

- A. The project qualifies for a Categorical Exemption (Class 3) pursuant to CEQA Guidelines Section 15301 because the proposed development is an outdoor seating expansion of an existing restaurant with no increase in capacity and will result in a total restaurant seating area of 2250 square feet.

Minor Use Permit

- B. The proposed project or use is consistent with the San Luis Obispo County General Plan because the use is an allowed use and as conditioned is consistent with all of the General Plan policies.
- C. As conditioned, the proposed project or use satisfies all applicable provisions of Title 23 of the County Code.
- D. The establishment and subsequent operation or conduct of the use will not, because of the circumstances and conditions applied in the particular case, be detrimental to the health, safety or welfare of the general public or persons residing or working in the neighborhood of the use, or be detrimental or injurious to property or improvements in the vicinity of the use because the proposed project will not increase restaurant capacity, will use the non-seating herb garden to buffer the adjacent residential use in a commercial category from the expanded outdoor seating area and will not generate noise levels in violation of the County Noise Element.
- E. The proposed project or use will not be inconsistent with the character of the immediate neighborhood or contrary to its orderly development because the use is a commercial, visitor serving use in a commercial and visitor-serving designation and is located adjacent to or near motels, restaurants, offices and other commercial and visitor serving uses.
- F. The proposed project or use will not generate a volume of traffic beyond the safe capacity of all roads providing access to the project, either existing or to be improved with the project because the project is located on Front Street, a collector road with adequate capacity to serve the development.

Coastal Access

- G. The proposed use is in conformity with the public access and recreation policies of Chapter 3 of the California Coastal Act, because the project is not adjacent to the coast and the project will not inhibit access to the coastal waters and recreation areas.